

Weare Conservation Commission
Minutes
February 12, 2003

In attendance were: Pat Myers, Mike Manna, Andy Fulton, Ellen Dokton, Tom Carr, and John Ciampi. George Bouger attended as ex-officio.

1. Televised meeting- this evening's meeting was aired on channel 6, local cable. Pat Myers made a pitch to attract new members and alternatives to the Commission.
2. Review of minutes- last month's minutes of January 15 were read by John Ciampi. Changes included heading # 5 concerning Cold Springs Campground, "tax map 187", which shall be changed to read "tax *lot* 187". And in heading # 8 concerning Gordon Brown, "complaint # 2617" shall be changed to read " complaint # 2617 from DES ".
3. Ex-officio George Bouger- addressed the Commission concerning article # 23 of the recent deliberative session. He stated that lowering the amount of moneys originally earmarked for the Melvin Valley property, that will now go before the legislative body requesting that the amount of \$100k, instead of the original amount of \$200k, slated to be transferred to the Conservation Fund, was a prudent decision in which he supports. He also stated that he supports placing the position of Town Planner on March's ballot because it could help coordinate the town's departments, and also help coordinate the development of the new Master Plan, and additionally , to deal with the local changes that are certain to occur due to the expected upcoming growth surge.
4. Mr. Weber- developer of the proposed golf course in N. Weare, displayed his proposed activities on several maps and diagrams to the Commission. On February 18 or 19, a full set of plans will be completed and he intends that a set will be available to the Commission. Some of the salient disclosures Mr. Weber promulgated were as follows: A) the only wetlands on the property are located along the flow of the stream. B) there are two planned crossings of Dustin Brook. C) a makeshift log bridge, previously constructed at an unknown time, will remain in place. D) the brook's width varies from 5' to 8'. E). piers relating to the proposed crossings will not be placed in the water. F). maximum finished wetland impact will be between 250- 500 sq. ft. G) the proposed cart bridges will be built off-site and moved to their perspective sites. H) water from the brook is not intended to be used for any purposes on any portion of the golf course. I) 850k to 1m gallons of water in the on-site reservoirs will be charged by two wells. J) *Keyland Associates* have delineated the on-site wetlands. K) only the fairways will be topsoiled. L) vegetation on and around the site will be natural. M) the irrigation wells will be drilled. N) irrigation will be done at night controlled by satellite. O) between 20k and 25k gallons of water per day will be used. P) the name of the proposed golf course will be called *Oak Brook*. Q) no wetland permits have at this date been submitted. R) application will be for an expedited minimum impact. S) a small wetland, of approximately 750 sq. ft., is

located on site, but will have no bearing on the proposed golf course and will not be impacted in any way.

After some discussion, the Commission concluded that the main concern of this project is that the dilapidated log bridge would have to be included in the application to DES. A site walk by the Commission is pending, probably in early Spring, immediately after snowout.

5. Paul Doshier- Paul addressed the Commission concerning Melvin Valley. Although Chris Bolton has decided not to sell his property to the Town as conservation land, the Wood's, whose property abuts the Melvin Valley property, are still interested in placing their property, of 230 acres, under conservation protection. Mr. Doshier suggested that the Commission send a letter to LCHIP by Friday, the 14th, informing them of the Commission's intent to consummate this deal.
6. Hugh Durack- lot 401/68.3, comprising 12.83 acres, will have his subdivision reviewed at the next Planning Board meeting. There was no further discussion on this issue because the drive and house are already in place, and the boundaries have been previously approved by the Commission.
7. Towns- has applied for a subdivision permit on Rt. 77, lot 403/16. There are no wetland crossings nor impacts. The Commission stipulated that any new buildings proposing construction shall abide according to the new posted 50' setback ordinance from wetlands.
8. D'Anjou- Located on Deering Center Rd., has applied for a lot line adjustment resulting from annexing lot 408/64, 18 acres, and added to parcel A, lot 410/58. Since there are wetlands on parcel A, the question to the Planning Board will be, "how will a 50' setback from a wetland apply to a LLA?".
9. Nancy and Francis Burl- located on Rockland Rd., lot 209/94, plan to subdivide into two lots. Their plan must show a 50' setback from wetlands and the plans must include a wetland scientist stamp, which, to date, are lacking.
10. Tarand Development- LLA, subdivision 409/159.6. There is no wetland stamp included on the plans, and the Planning Board must determine if the 50' setback from wetlands pertains in this instance. A concern of the Commission is the routing of the sheet flow of water after it makes its way past the road crossing.

Meeting called and adjourned at 10:10 PM.

Respectfully submitted,



John Ciampi

cc: town clerk